

*PARKS*

Duxbury Clipper

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## Purchase and Sale Agreement Seals Deal for Town Green

By PAULA MAXWELL

Saturday morning's simple check presentation ceremony on a familiar open field on Washington Street marked a significant conservation achievement with long term positive impact for the town and property owners.

Plans for a Millennium

Town Green on part of the historic property owned by Society of St. Margaret convent were announced as the check for \$300,000 was presented as down payment to Mother Superior Sister Adele Marie Ryan.

Selectmen Chairman John Tuffy and Wildlands Trust of southeastern Mass. Director

Mark Primack made the formal presentation of the check.

"The sisters have the same interest as the town in preserving this property and keeping it the way it has been used for years. Thanks to the generosity of the sisters and efforts of

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Sister Adele Marie Ryan, Wildlands Trust Director Mark Primack and Selectmen Chairman John Tuffy.

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a small group of volunteers this has been accomplished," said Tuffy.

According to Pat Loring, Project Director and a member of the town's open space committee, the town will purchase the land for a new town green. The adjacent land on Washington Street will be permanently protected with conservation restrictions co-held by the Conservation Commission and the Wildlands Trust of Southeastern Massachusetts.

The town became involved in the land purchase and protection effort two years ago after the order of Episcopal nuns put a 1.8 acre waterfront lot on Washington Street. on the market for \$1.3 million. The sale was viewed as necessary at the time in order to create an endowment to support the care of the rest of their 13.7 acre property and buildings which bor-

become the town green has been left open and used by youths for impromptu frisbee and touch football games and by the Girl Scouts for day camp in the summer with consent of the sisters.

The project has three components: (see map): Lot 1 Area A: The town of Duxbury is entering into a partnership with the Society of Saint Margaret's to purchase the 1.31 acre open field providing Duxbury residents with a traditional town green and a unique landscaped setting suitable for relaxation and playing informal games. This parcel will be permanently protected by a perpetual conservation restriction co-held by the Duxbury Conservation Commission and the Wildlands trust.

Lot 2, Area C and Lot 2 Area B: This part of the project includes purchasing conservation restrictions on the remaining Washington Street frontage.

matching gift donation for the project. A fundraising campaign is expected to contribute the additional \$300,000 needed. An article seeking the remaining \$90,000 for the project will then go before Duxbury Annual Town Meet-



Site of new Millennium Town Green on Washington Street.

der Washington St., Harden Hill Road and Duxbury Bay. There is a town landing at the end of Harden Hill.

The entire property could have potentially been subdivided into nine house lots according to an appraiser hired by the town in June 1998, with money from the town's conservation fund. Instead, the partnership between the Society of St. Margaret's, the town and Wildlands Trust has now created a win-win situation for all parties involved.

At the ceremony, Sister Adele Marie Ryan, mother superior of the 50 member convent which divides its time between Roxbury and Duxbury said, "It is delightful to work in partnership with the town and we are happy our field will become the town green, a wonderful project...We are happy to share the space and same goal as we note the importance of land and space to enrich our souls and lives."

For years the field that will

While the ownership of the 1.2 acre parcel will remain with the Society of St. Margaret, the property will be managed as an open park-like area by the Town with limited public access, protected by perpetual conservation restrictions. No houses will ever be built in the restricted area.

Lot 3 Area D: The private waterfront lot has recently been sold to a Duxbury family who wishes to remain anonymous. The family is working with the Sisters of St. Margaret, the town and Wildlands Trust to accomplish the project. The driveway entrance to this lot will also be permanently protected by a conservation restriction.

Also announced at Saturday's ceremony was a \$300,000 donation to kick off fundraising efforts for the \$690,000 Millennium town green project. Mark Primack, Executive Director of the Wildlands Trust of Southeastern Mass., announced a \$300,000

ing for approval next March.

Loring said the purchase ensures that the view of the field area will essentially remain unchanged. Plans call for landscaping parts of the field but specific uses have not been

determined and would require permission..

Loring began negotiating the purchase agreement three years ago with a team of officials. LandVest of Boston helped broker part of the deal for the St. Margaret's property.

The property was purchased

in 1905 by the Society of St. Margaret's when it was part of the Wadsworth farm.

A town green dedication ceremony is planned for Spring 2001 marking the final event for the Town Millennium Committee.